



FOR SUBLEASE

1765 SARGENT AVENUE

WINNIPEG, MANITOBA

OFFICE/RETAIL SPACE AVAILABLE

Property Summary

Available	925 SF
	Main Floor Space
Lease Rate	\$10.00/SF
Additional Rent	\$6.91/SF
Parking	6 stalls

Features

- Long term lease in place.
- Sub-Lessor will consider long term lease.
- Main floor office/retail space available.
- Private separate entrance.
- Large reception area, open office space, common washrooms, storage area.
- Signage available.

Location

- Located on the northeast corner of Sargent Avenue and King Edward Street.
- In close proximity to the Winnipeg International Airport.
- Excellent transit access and visibility.

Demographics

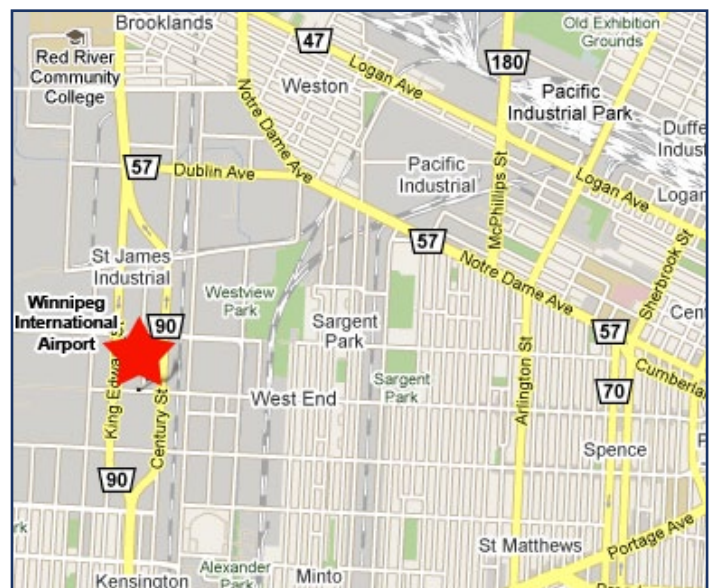
	1 Mile Radius	3 Mile Radius
Total Population	6,106	144,739
Private Households	2,629	62,522
Average Age	40.1	38.5
Avg Household Income	\$51,297	\$55,535

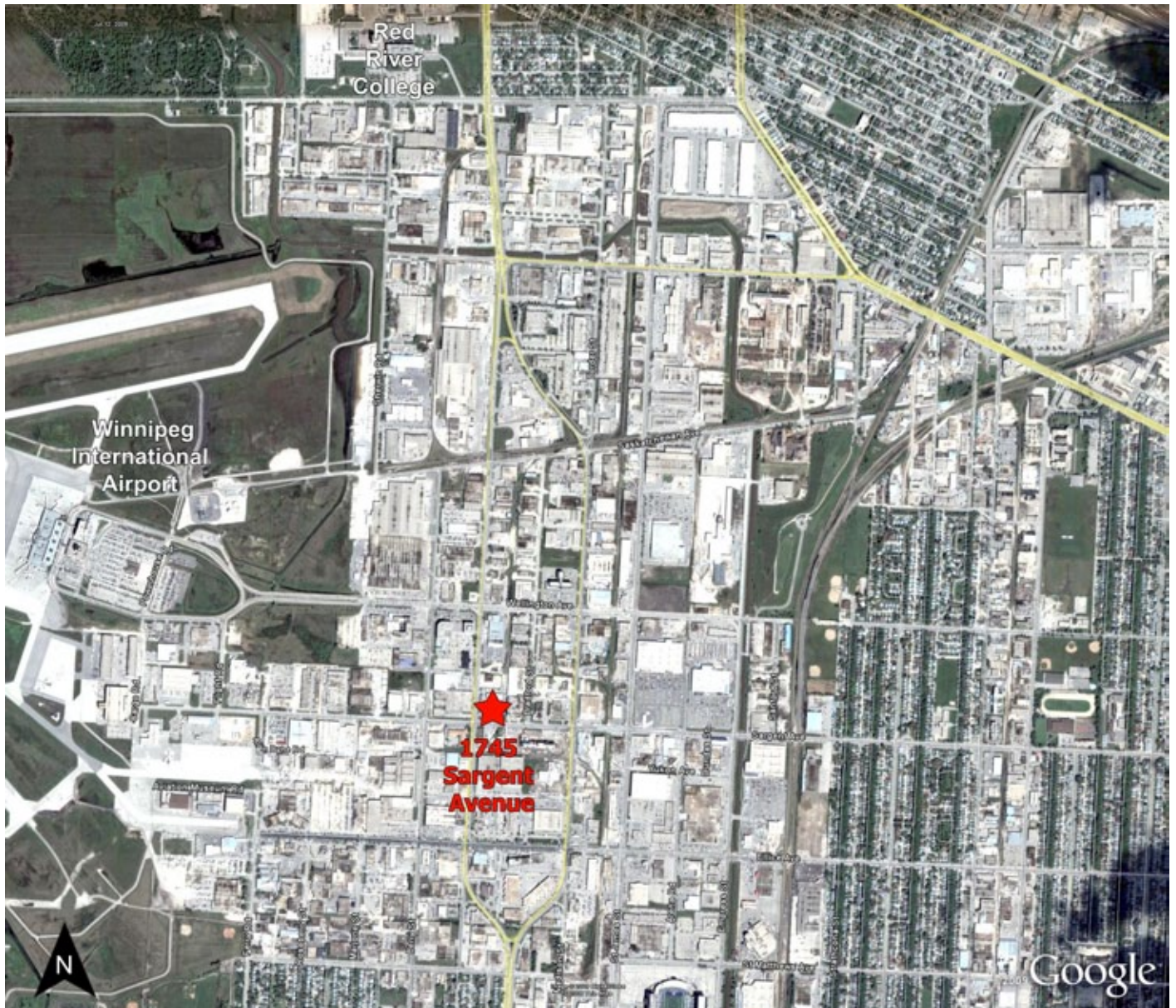
(Reference: Statistics Canada 2006 Census)

Traffic

- 23,200 vehicles per day at the intersection of Sargent Avenue and King Edward Street.

(Reference: City of Winnipeg Public Works Department, 2008)





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LEASING INQUIRIES

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Shindico

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